

In re:  
James Joseph Conaway  
Debtor

Case No. 20-12378-amc  
Chapter 13

District/off: 0313-2  
Date Rcvd: Dec 14, 2023

User: admin  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 2

The following symbols are used throughout this certificate:

**Symbol      Definition**

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 16, 2023:**

<b>Recip ID</b>	<b>Recipient Name and Address</b>
db 14504857	+ James Joseph Conaway, 2209 Fitzwater Street, Philadelphia, PA 19146-1132 + Gilbert Rainer, 2209 Fitzwater Street, Philadelphia, PA 19146-1132

TOTAL: 2

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Dec 16, 2023

Signature: \_\_\_\_\_  
/s/Gustava Winters

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 14, 2023 at the address(es) listed below:

<b>Name</b>	<b>Email Address</b>
BRIAN CRAIG NICHOLAS	on behalf of Creditor Quicken Loans LLC bnicholas@kmllawgroup.com, bkgroup@kmllawgroup.com
DAVID M. OFFEN	on behalf of Debtor James Joseph Conaway dmo160west@gmail.com davidoffenecf@gmail.com;offendr83598@notify.bestcase.com
DENISE ELIZABETH CARLON	on behalf of Creditor Quicken Loans LLC bkgroup@kmllawgroup.com
MARK A. CRONIN	on behalf of Creditor Rocket Mortgage LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. bkgroup@kmllawgroup.com
SCOTT F. WATERMAN [Chapter 13]	ECFMail@ReadingCh13.com

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United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 6

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: James Joseph Conaway aka James J. Conaway,  
Jr.

Debtor(s)

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a  
Quicken Loans Inc.

Movant

vs.

James Joseph Conaway aka James J. Conaway, Jr.  
Debtor(s)

Gilbert B. Rainer

Co-Debtor

Scott F. Waterman

Trustee

CHAPTER 13

NO. 20-12378 AMC

11 U.S.C. Sections 362 and 1301

**ORDER**

AND NOW, this 13th day of Dec. , 2023 at Philadelphia, upon failure of Debtor(s) and the  
Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and  
the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse and Consumer  
Protection Act of 2005 (The Code), 11 U.S.C. Section 362 and the Co-Debtor Stay under Section 1301 of the  
Bankruptcy Code, is modified with respect to the subject premises located at 2209 Fitzwater Street,  
Philadelphia, PA 19146 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its  
rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies  
including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other  
loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of  
foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take  
any legal action for enforcement of its right to possession of the Property.



United States Bankruptcy Judge.